



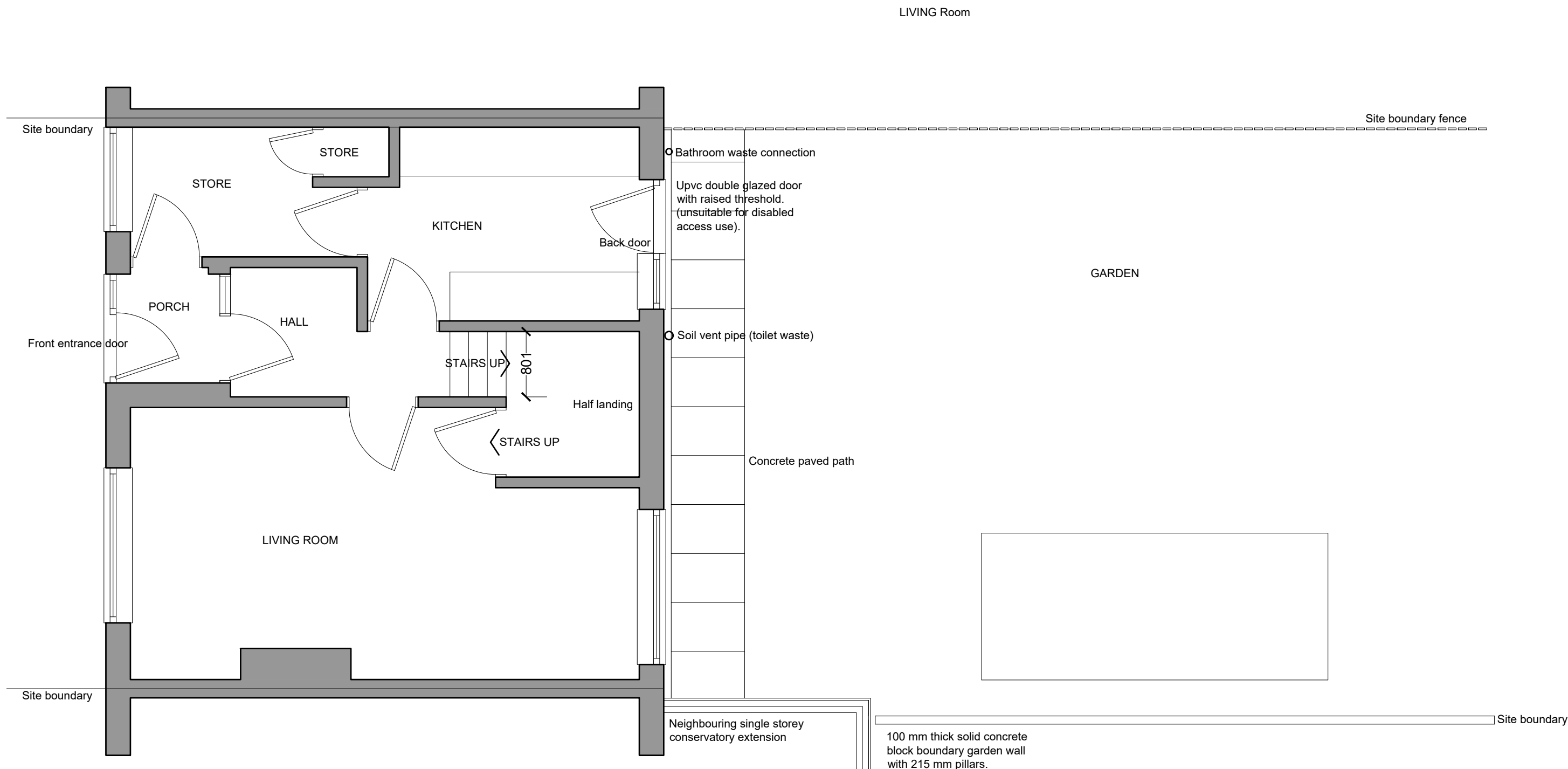
BLOCK PLAN



Frizington
LOCATION PLAN 1/1250 Scale

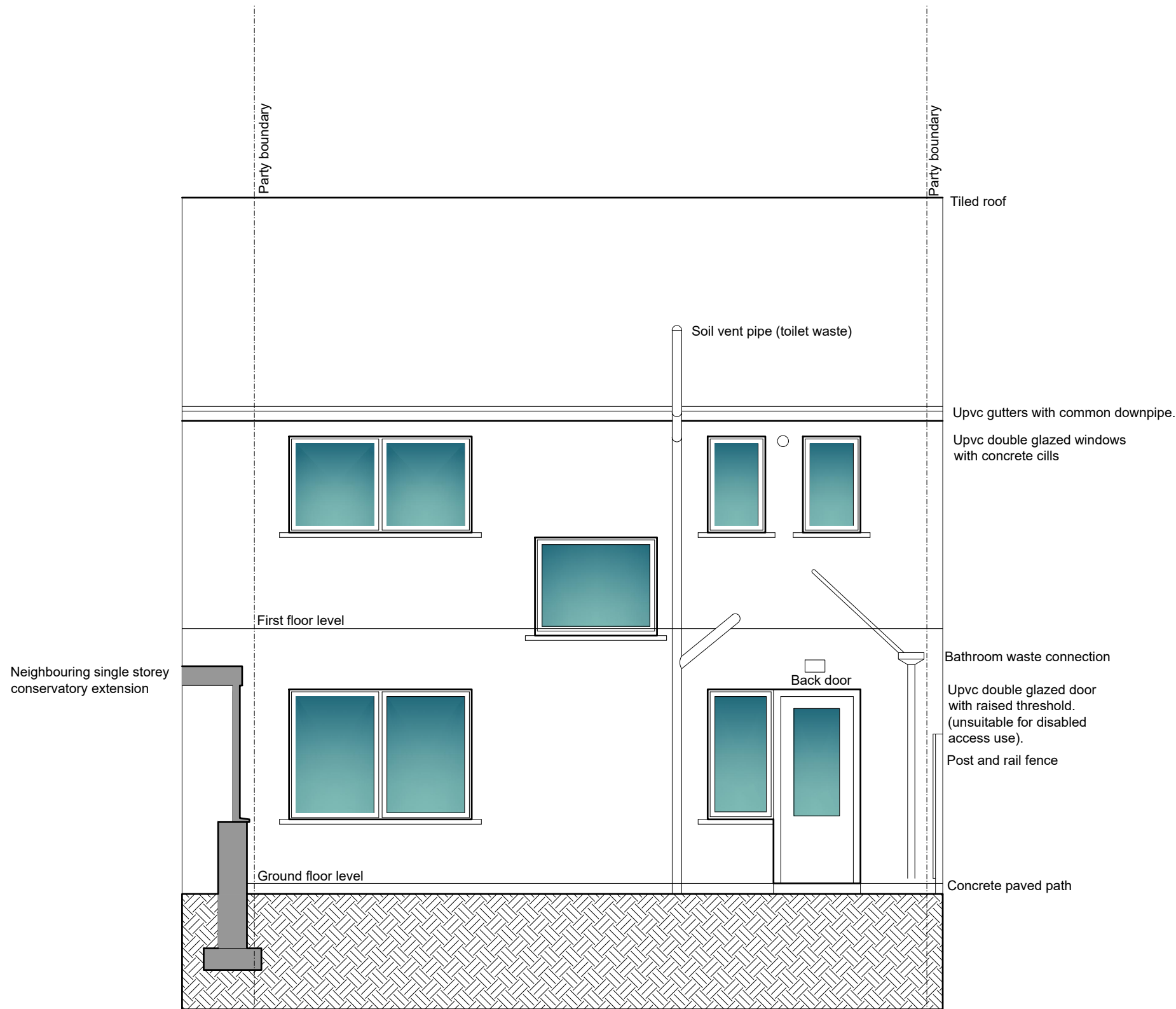
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0			2.0		3.0		4.0		5.0 metres											
15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER				ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM				EXISTING BLOCK PLAN & LOCATION PLAN				Scale: Date: DWG No.		1/200 @ A3 SEPT 2021 21/0310/01		REV Date		Geoffrey Wallace Limited FCSD MCAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				

- Enablements**
- Arrange a safe plan for the temporary termination and isolation of services in the area of works.
 - Reduce ground levels in area of works (shaded) to allow for new floor structure and finished floor level level with existing floor level.
 - Excavate for new foundations to minimum depth of existing foundations to allow for new foundations to connect to existing as described in the detail performance specification.
 - Excavate existing drains and underground services for inspection by Building Control to assess exact locations, condition and alterations.



GROUND FLOOR PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
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15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER			ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM			EXISTING GROUND FLOOR PLAN			Scale: Date: DWG No.			1/50 @ A3 SEPT 2021 21/0310/02			REV DATE			Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



EXISTING REAR ELEVATION

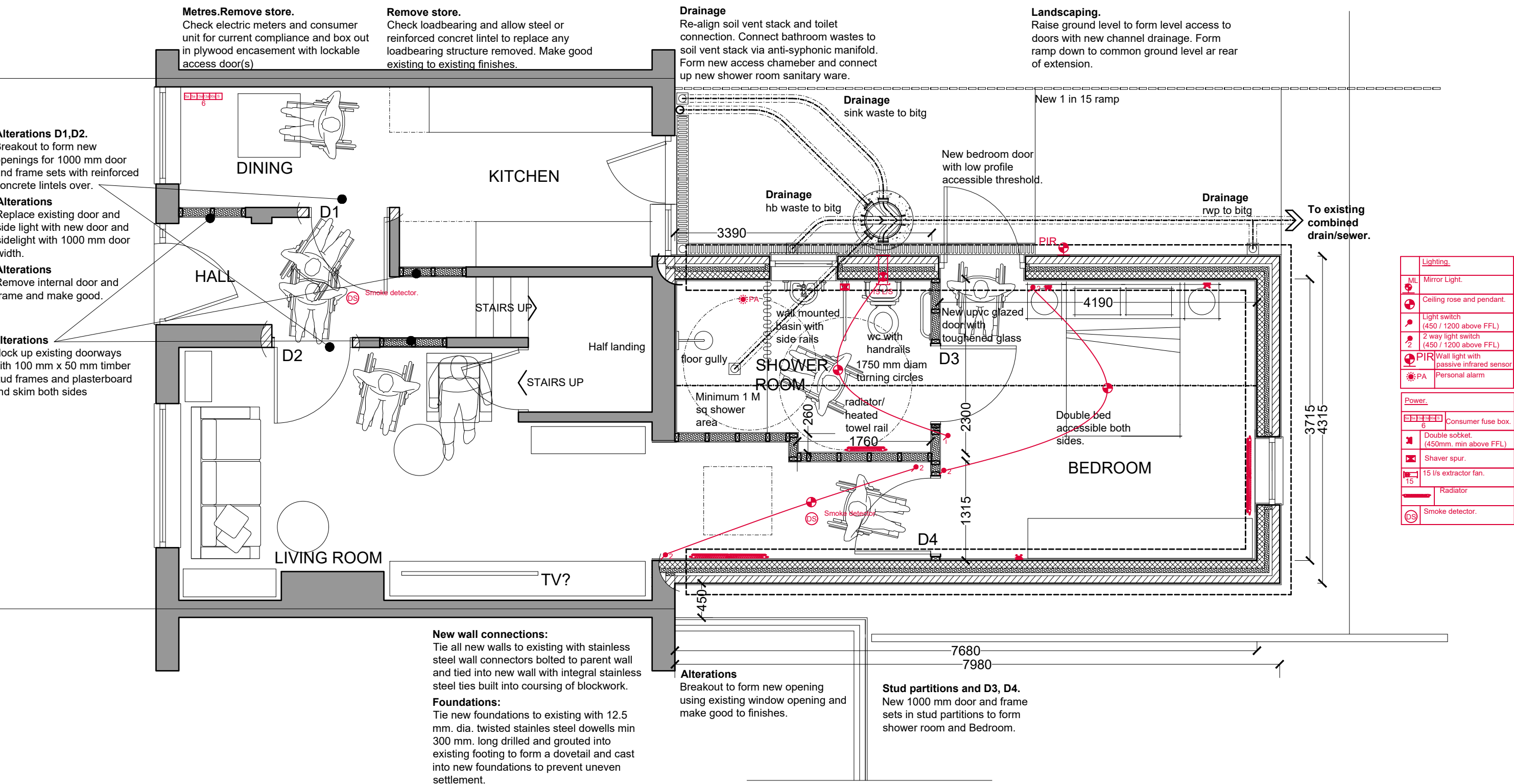
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	

15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	EXISTING REAR ELEVATION	Scale: Date: DWG No.	1/50 @ A3 SEPT 2021 21/0310/03	REV Date	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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Gas

All works carried out to the gas supply and heating systems are to be carried out, commissioned and registered by a suitably qualified gas installer in a "Gassafe" self-registration scheme.

Works include test existing systems for current compliance and capacity, extend heating system to include for two new radiators in shower room and bedroom and hot and cold water services in new shower room.



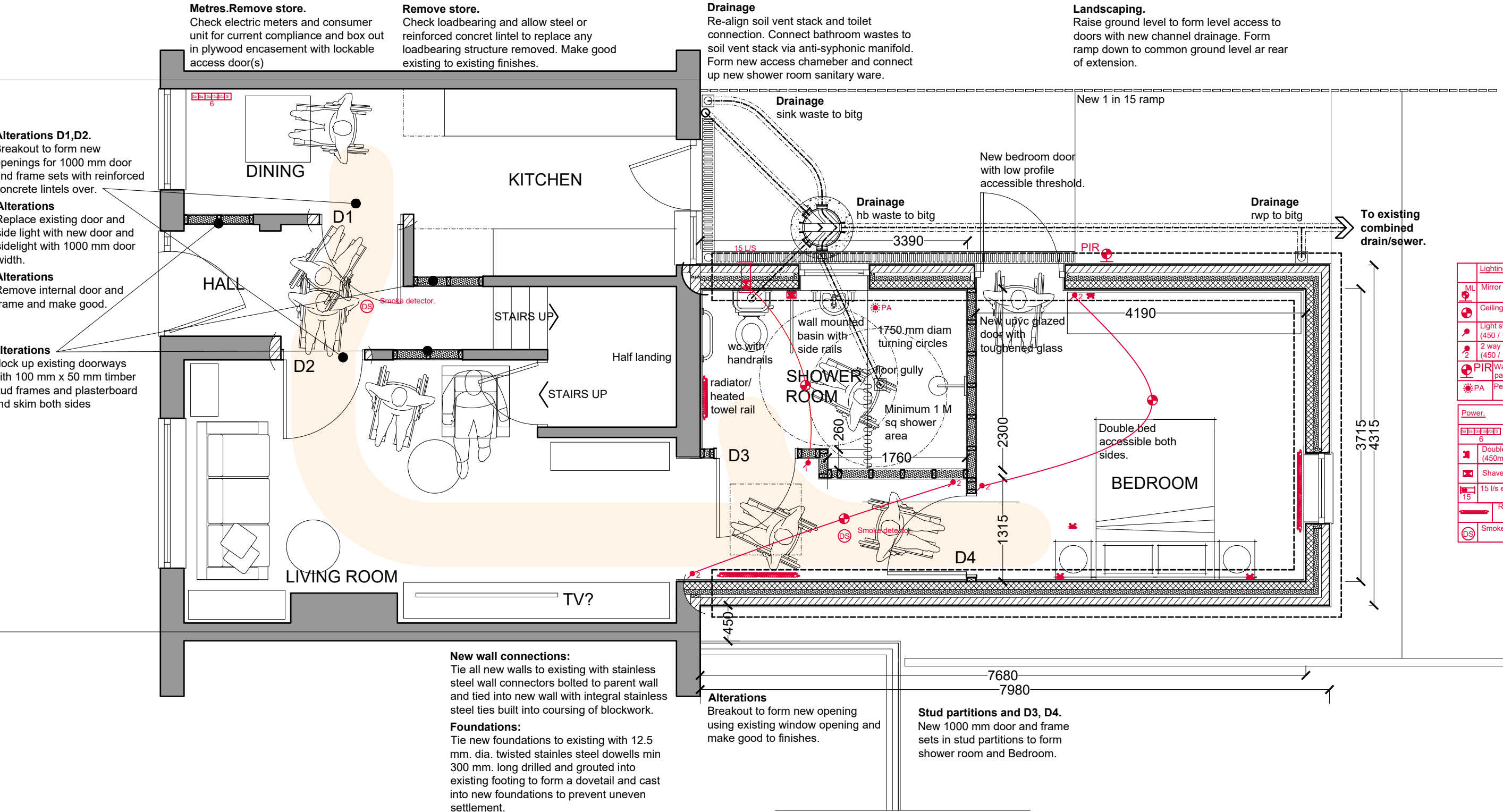
GROUND FLOOR PLAN

[illegible]

5 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No. 21/0310/04(2)	1/50 @ A3 SEPT 2021	REV DATE	Geoffrey Wallace Limited FCSD MCIAI Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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Building Regulations Part J Heating and flues
Gas

All works carried out to the gas supply and heating systems are to be carried out, commissioned and registered by a suitably qualified gas installer in a "Gassafe" self-registration scheme.
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GROUND FLOOR PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	40.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	40.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 SEPT 2021 21/0310/04	REV DATE	Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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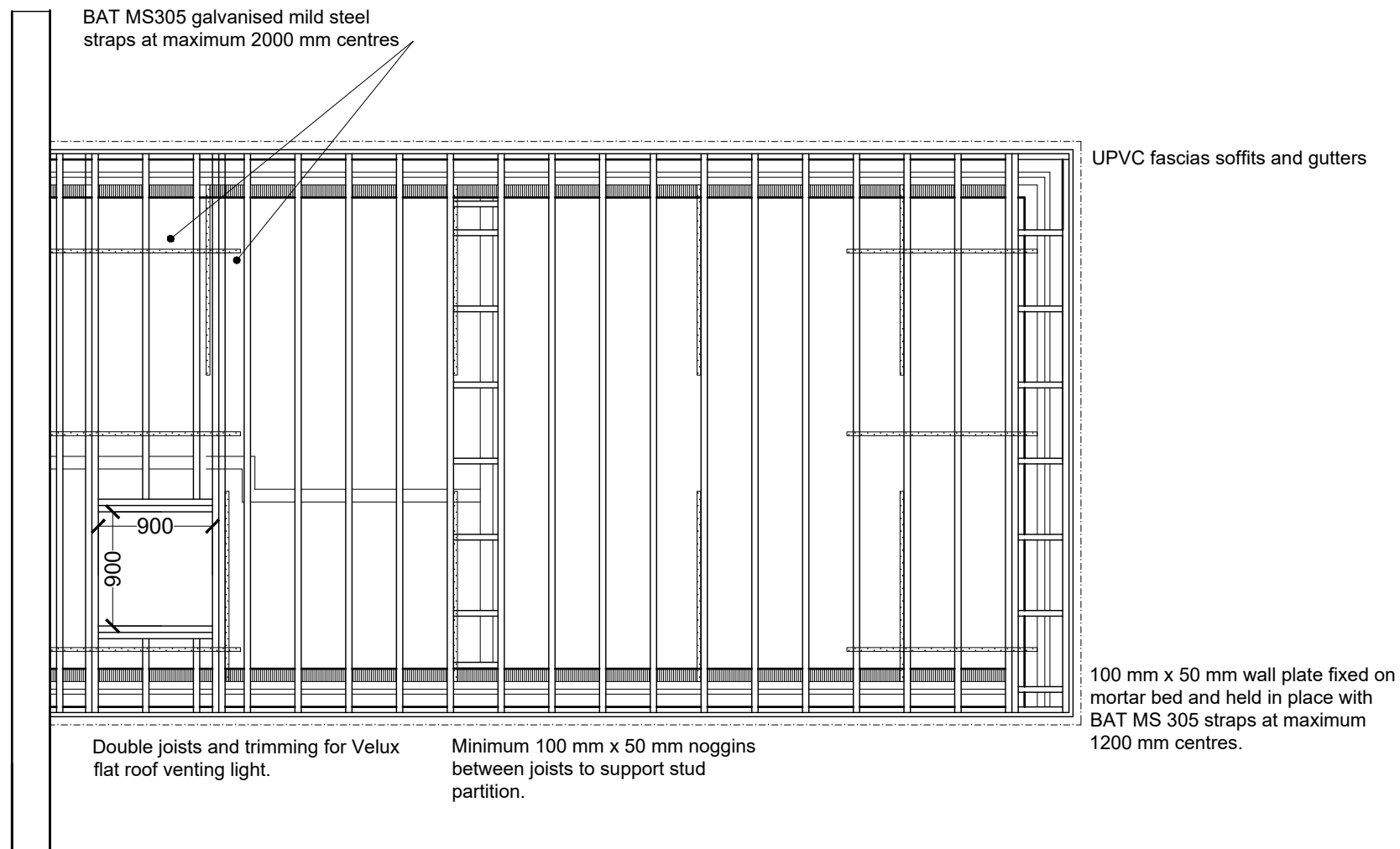
Single ply fibre backed roofing membrane, Sarnafil or similar, adhered to 25 mm. thick external quality plywood roof decking. Form minimum 25 mm wide continuous vent at eaves with 50 mm. air gap over insulation under decking. All single ply roofing details to be as recommended by the manufacturer/supplier and installed by a fully trained and product approved contractor.

Insulate between joists with 140 mm. thick Celotex roof insulation slabs, cut to fit neatly between joists with no air gaps. Fix Breathable membrane to underside of joists and 40 mm (25 mm/15 mm) combined insulation board and plasterboard and skim soffits throughout extension.

Velux ventilated flat roof light.

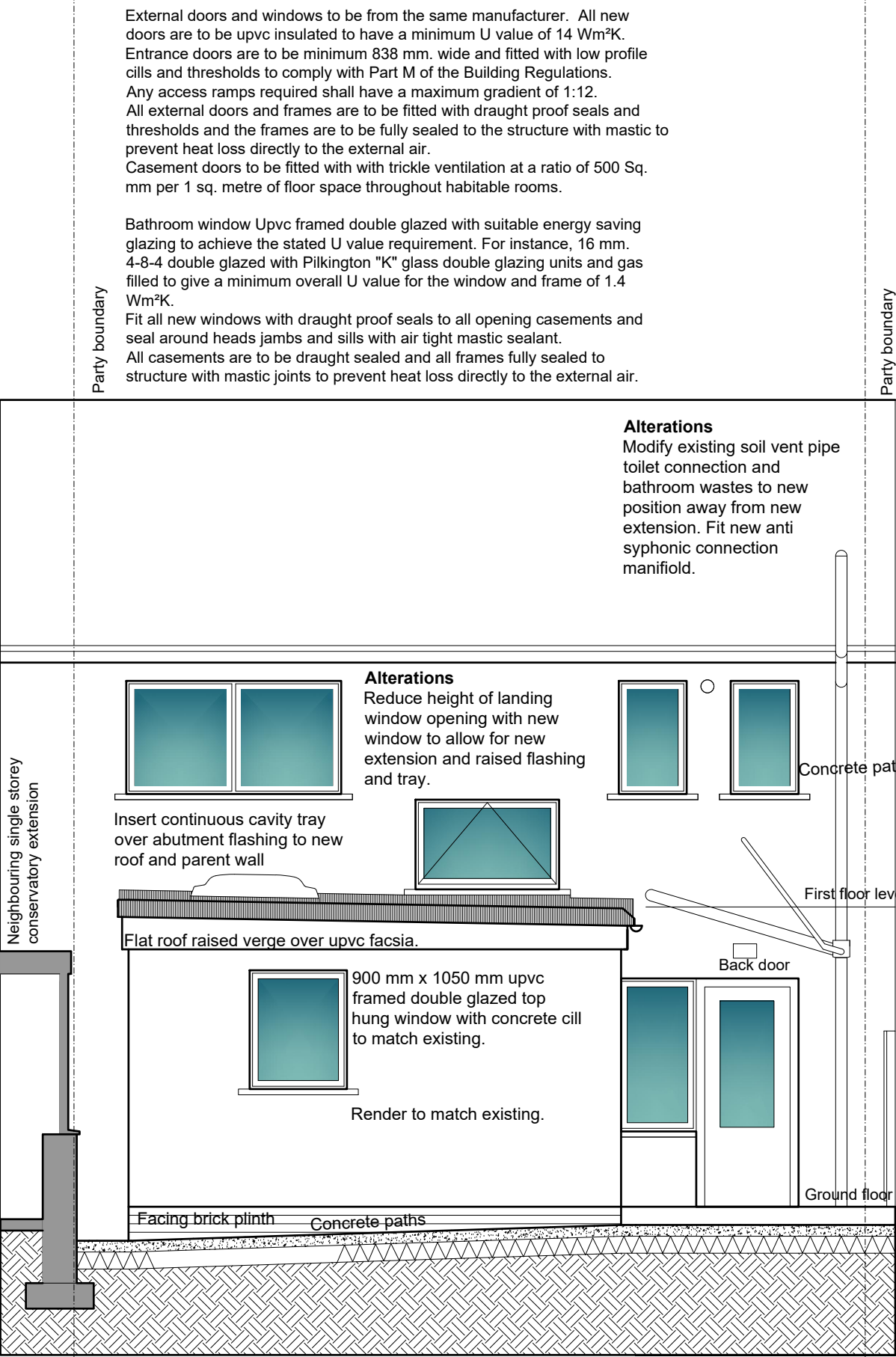
Leadworks to roofs.

All lead gutters, valleys, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly concordance with their published recommended details.

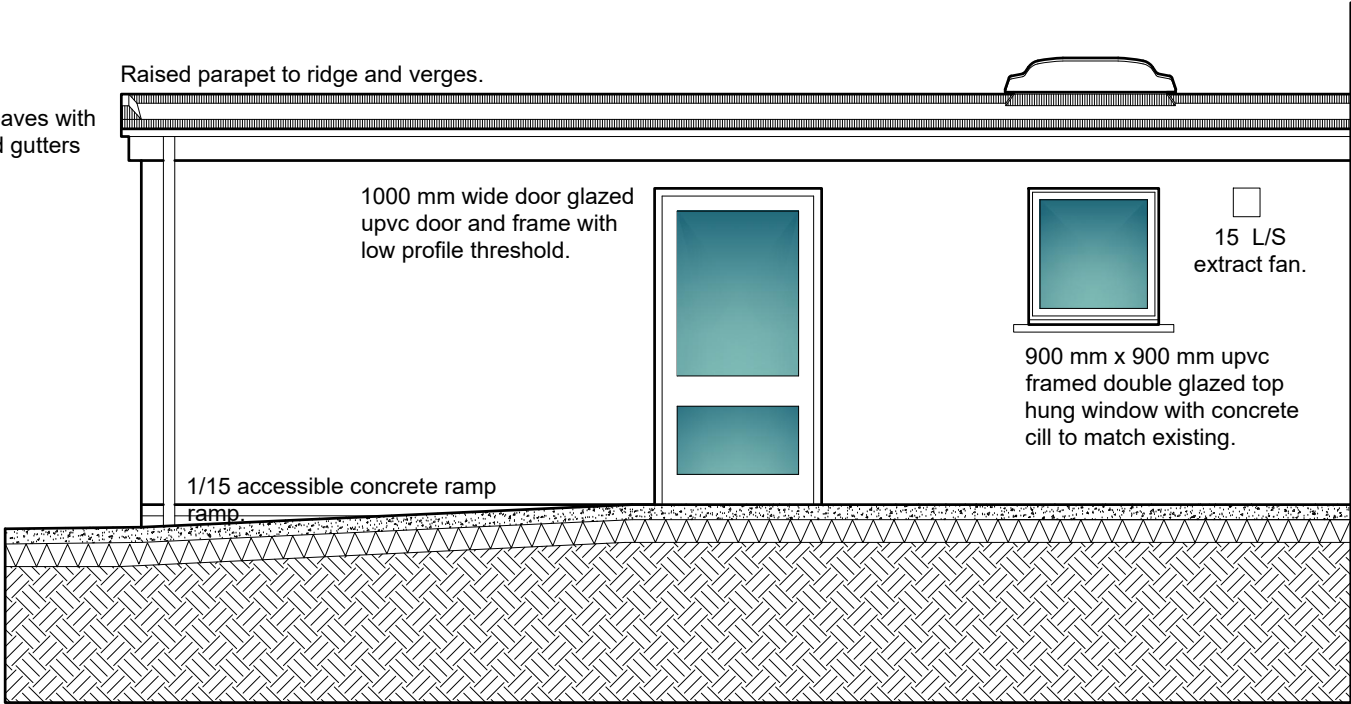


PROPOSED ROOF LAYOUT PLANS

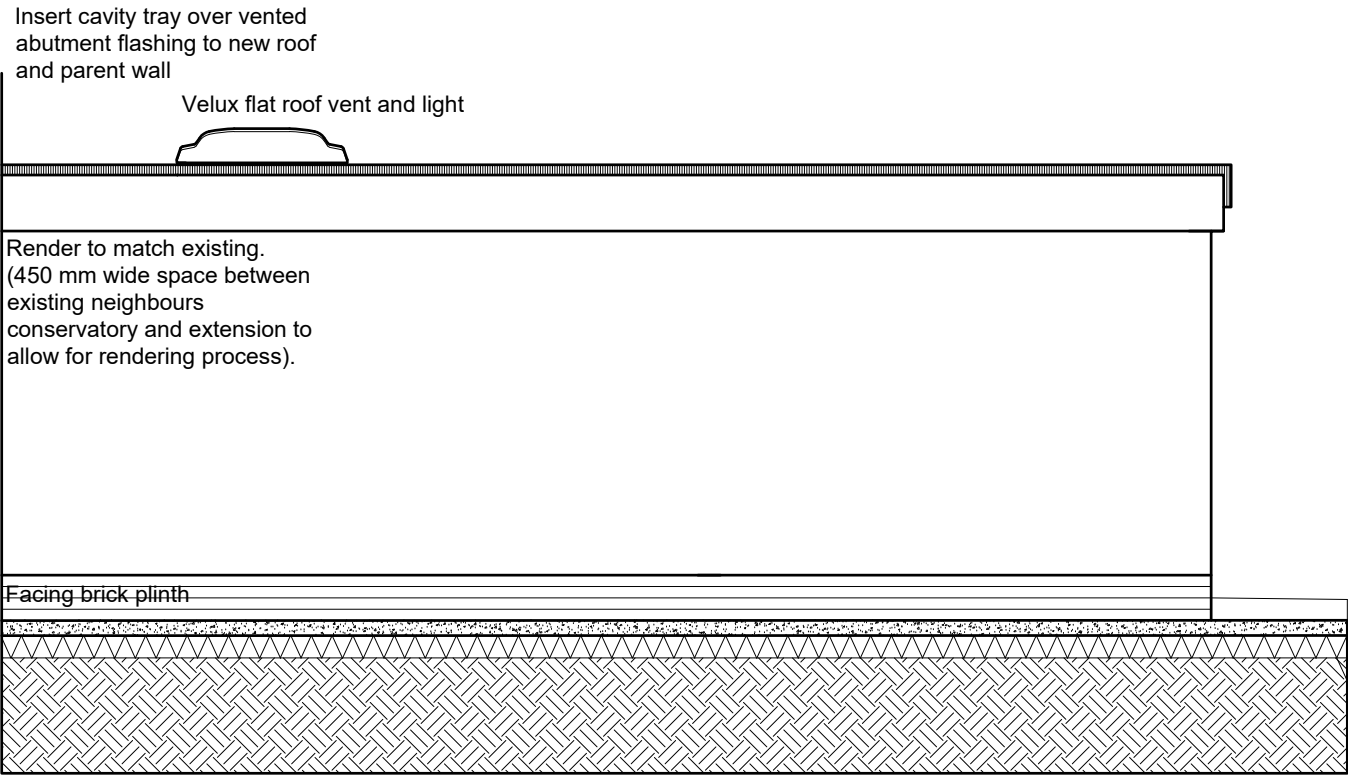
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											
15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER				ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM				PROPOSED ROOF LAYOUT PLANS				Scale: Date: DWG No.		1/50 @ A3 SEPT 2021 21/0310/05		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



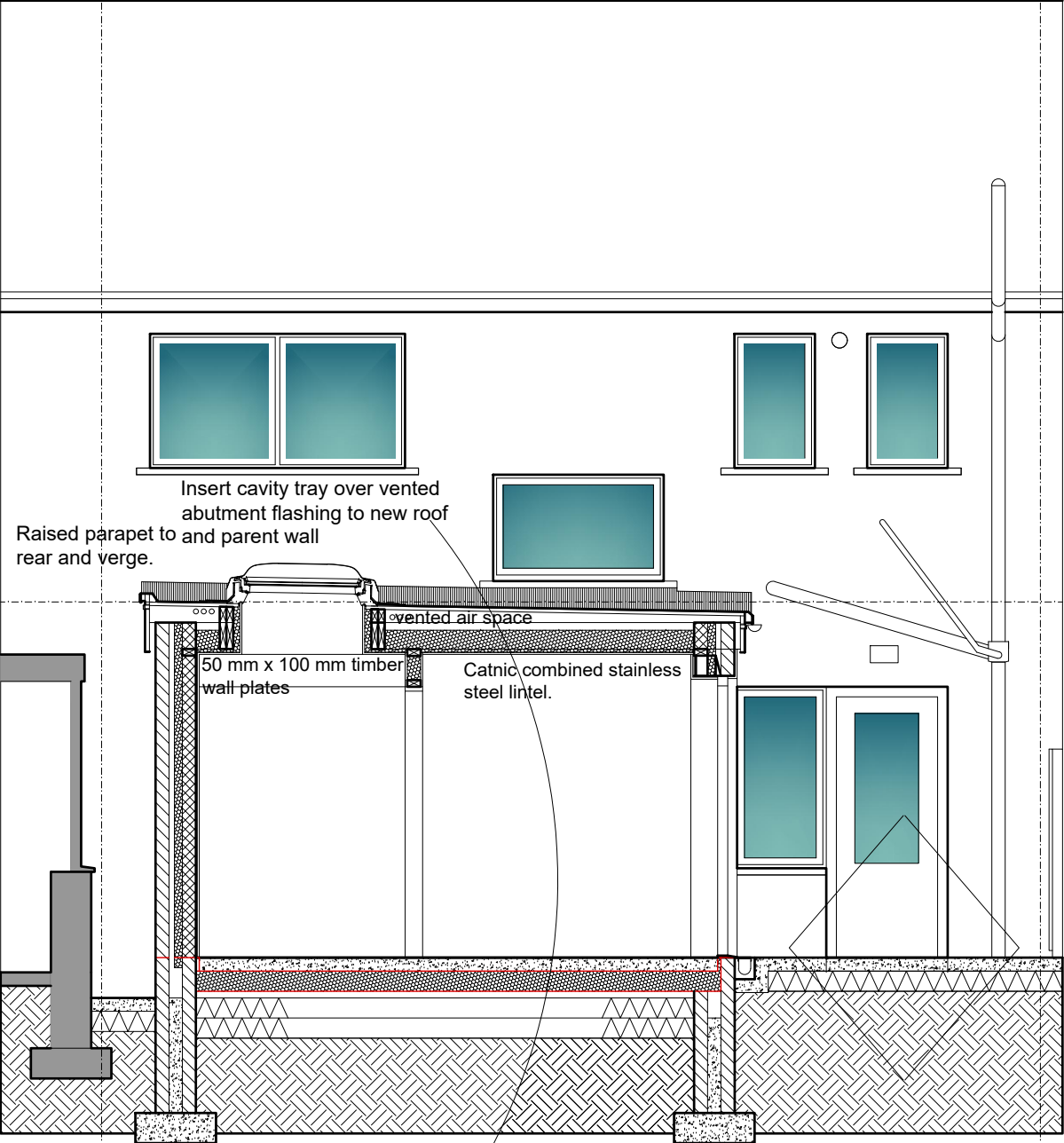
PROPOSED SIDE ELEVATION

Excavations for foundations
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.
Foundation trenches to be excavated to suit dimensions indicated and taken down to virgin ground for inspection by Local Authority Building Control officer.
Depth may vary according to site conditions and site contours, but the top of concrete must be minimum 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. wide x 225 mm. min. deep to external cavity walls and 450 mm. x 225 mm. min. for 100 mm. load bearing internal walls or with minimum 150 mm. toe where wall thickness may vary.
Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

Concrete
Concrete to be premixed C20P as described in tables 1 and 2 of BS EN 206:2013 + A1:2016 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by a method which precludes contamination, segregation or loss of materials, compaction shall be complete before the initial set commences. Partial set concrete shall not be reworked or used. All concreting shall be continuous to completion or to an approved construction joint.
During the first seven days the concrete shall be protected by whatever means to prevent over rapid drying. Steps in the foundations are overlap by twice the height of the step or by 300 mm. whichever is the greater and should not be of greater height than the thickness of the foundation.
In general steps should be in increments of 225 mm. to suit block coursing.
Tie new foundation horizontally to existing foundations, by inserting 3 no. 9 mm. twisted mild steel bars in a dovetail pattern into the face of the existing strip foundations and install new concrete foundations to fully surround steel connections, to form a horizontal tie between the two foundations, to prevent uneven settlement.

New cavity wall below DPC generally.
300 mm. thick cavity walls consisting 100 mm. thick solid concrete block cavity back filled with concrete to ground level max 225 mm below damp-proof course and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450m vertical centres, offset 375 mm. horizontally to form a diamond pattern. Fix additional wall ties every course at all corners and jambs. Between ground level and floor level, fix bituthene Hyload DPCs to both inner and outer leaves of walls at min of 150 mm. above ground level. Lay facing bricks from one course below finished ground level dpc level in outer leaf to form plinth.

New Ground floor to extension.
Allow for floor finishing's and falls to wet room floor and lay minimum 100 mm thick solid concrete floor slab on 500 gauge Visqueen vapour barrier on 150 mm thick Celotex F15000 or similar underfloor insulation slabs on 1200 gauge Visqueen damp proof membrane on 50 mm sand blinding on minimum 150 mm thick, clean, consolidated hard core sub-base consolidated in 150mm thick layers.
Fix 25 mm thick perimeter insulation upstand to edge of concrete slab, upturn vapour barriers and damp proof membrane at all abutments with walls to overlap existing and new damp proof courses in walls. Fix expansion joints in slab at pinch point at new doors

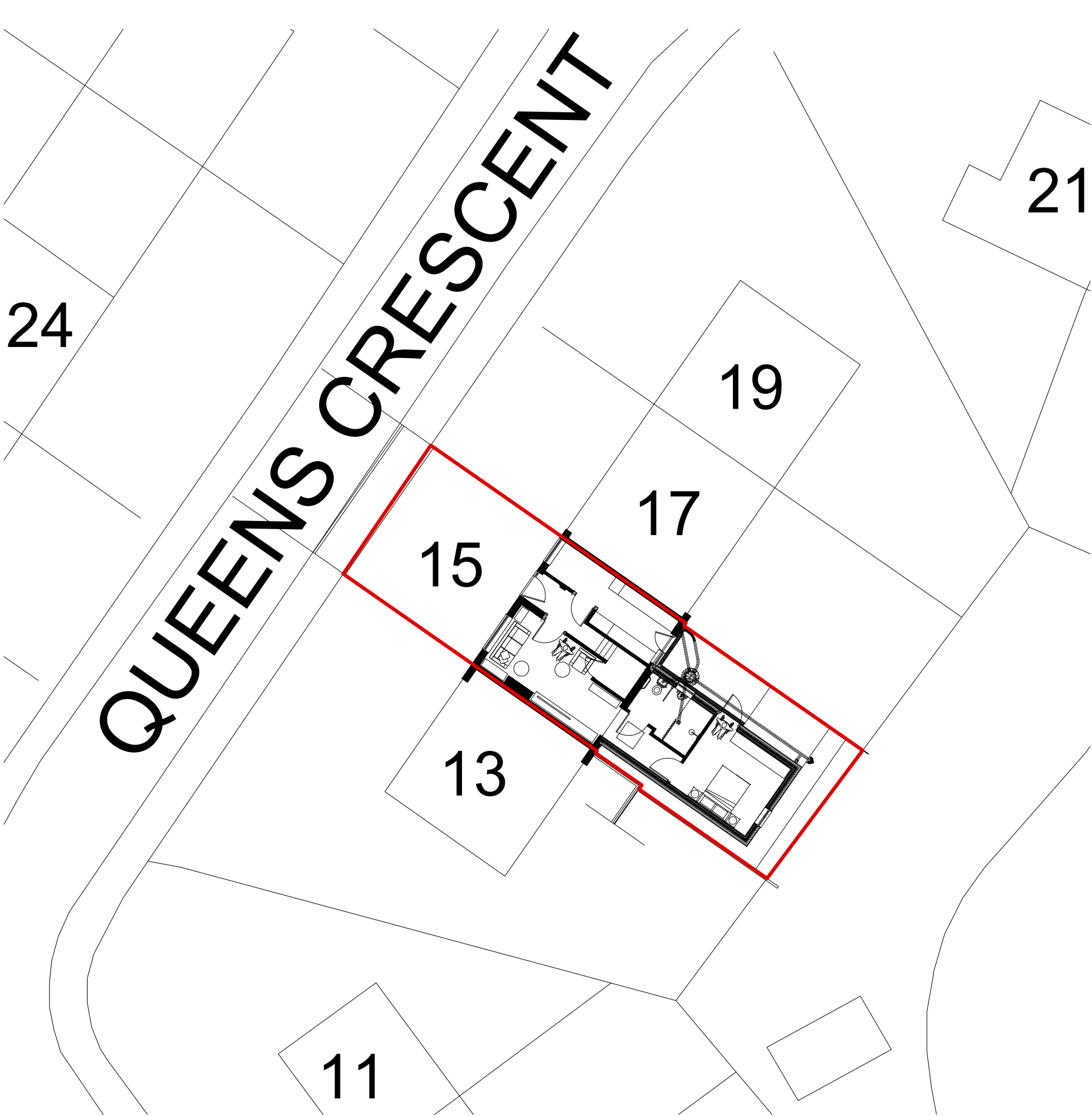


PROPOSED SECTIONAL ELEVATION

New Cavity wall above dpc. U Value 0.22 W/M²K
300 mm. thick cavity walls consisting 2 coat waterproof render to match existing on 100 mm. 3.5 kN solid concrete blocks, Armstrong's or similar, external leaf 100 mm. clear cavity with 60 mm. Kingspan insulation or similar and 100 mm. thick Armstrong Airtec 3.5 concrete block inner leaf inner leaf. All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ / (h.M²) at 50PA or better. Walls are to be dry lined internally with minimum 15 mm. foil backed plasterboard on dabs. Bathroom are to be fitted with high humidity resistant plasterboards.
Fix insulated cavity closers at all jambs and cills to doors and windows and fix tray under cills and lintels to heads of openings.
Cavity wall ties to be Furfix stainless steel specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450m vertical centres, offset 375 mm. horizontally to form a diamond pattern or as otherwise recommended by the wall insulation manufacturer. Fix additional wall ties every course at all corners and jambs. Seal heads of cavities with inert fire proof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.
Fix Catnic Cougar or IG type stainless steel or galvanised lintels or similar designed for 100 mm. cavities. Lintels to have insulated voids and integral cavity trays and minimum bearing of 150 mm. Fix additional bitumen trays in severe weather areas. Fix weep holes in outer leaf at 600 mm. centres above all cavity trays. All openings are to be sealed to comply with the pressure test requirement (5.5 M³ / (h.M²) at 50PA.)
Tie new cavity walls to existing with crocodile stainless steel wall connectors or similar, bolted to parent wall and with integral fish tail wall ties built into coursing of new block/brick wall leaves. Cut out minimum 25 mm. wide chase to form space for insulated damp proof course or cavity closer to isolate inner leaf walls from external walls.
Fix expansion joints to cavity walls at maximum 5000 mm. centres. Fix additional wall ties at each expansion joint.
Existing external parent wall becoming internal wall.
Strip off external render and dry line as described above.
Non-Structural stud partitions:
In the bathroom, fix new stud partitions to layout shown. Partitions to be 100 mm x 47 mm. timber studs at 400 mm. centres built of 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick HD plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.
Fix double joists under partitions parallel to joists and solid noggins under partitions perpendicular to joists.

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SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	PROPOSED SIDE ELEVATION	Scale: Date: DWG No.	1/50 @ A3 SEPT 2021 21/0310/07	REV DATE	Geoffrey Wallace Limited FCS D MCI AT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED BLOCK PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											
15 QUEENS CRESCENT FRIZINGTON CUMBRIA CA26 3SG FOR MR ROBERT STABLER			ALTERATIONS AND EXTENSION			PROPOSED BLOCK PLAN			Scale: Date: DWG No.			1/200 @ A3 SEPT 2021 21/0310/08			REV DATE			Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				